

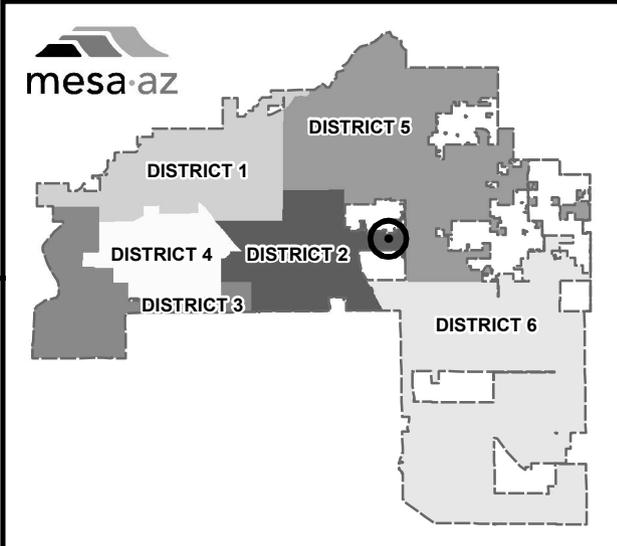
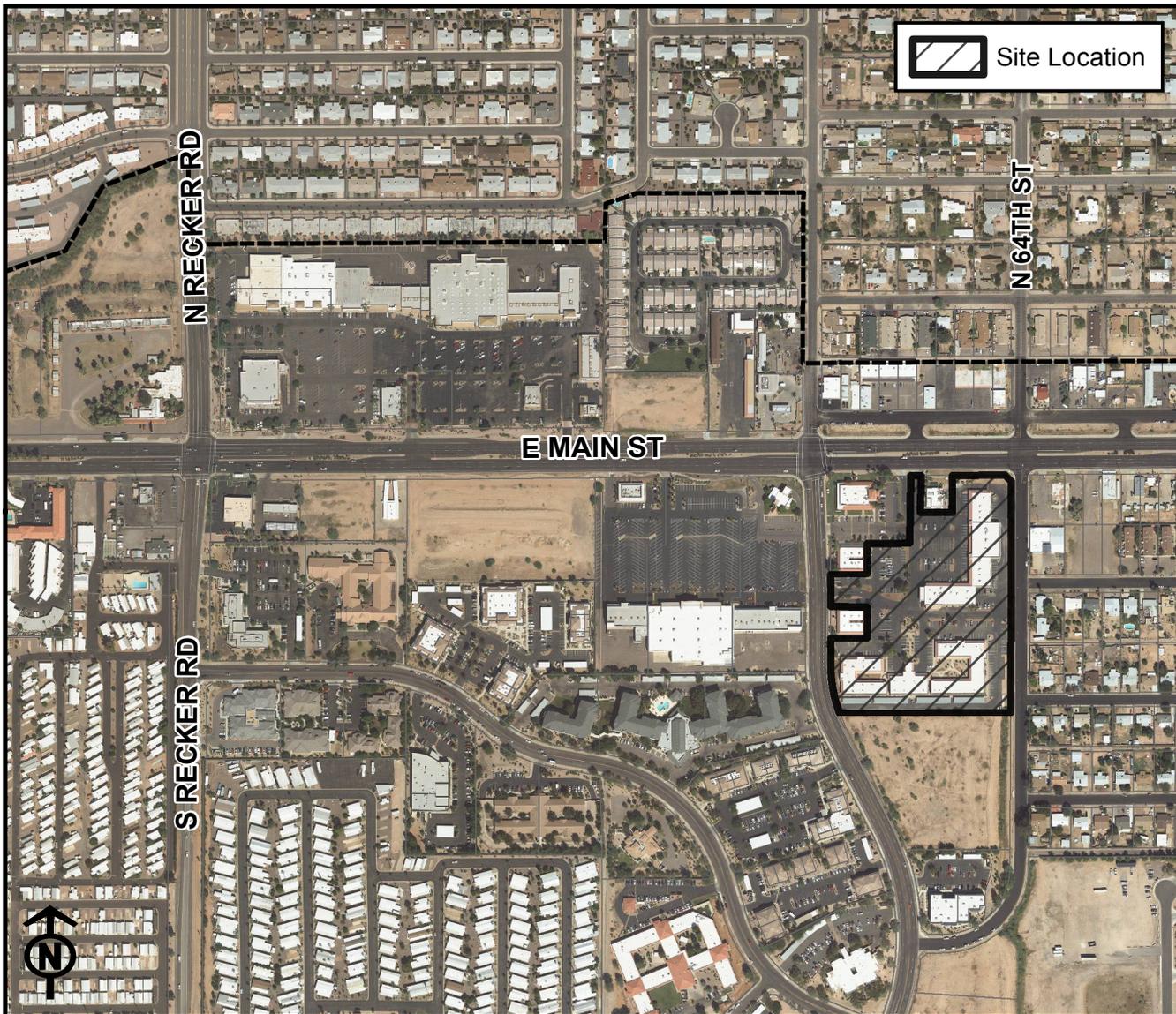
Z14-047

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**PLANNING AND ZONING
VICINITY MAP**

CASE:
Z14-047

PROJECT:
FAITH CHRISTIAN SCHOOL

ADDRESS:
6335 EAST MAIN STREET

REQUEST:
COUNCIL USE PERMIT REQUEST FOR THE
CONVERSION OF AN EXISTING SHOPPING CENTER
TO ACCOMMODATE PRIVATE SCHOOL

GREATER IMPACT

The ultimate goal of every educational institution is to see the lives of the students significantly impacted toward specific markers often referred to as outcomes. To accomplish this successfully, a school must carefully define the outcomes desired. Coupling rigid academic discipline with practical experience is the means whereby these outcomes are then realized. The clear mark of excellence in education is to deliver these outcomes consistently, year after year.

Faith Christian School, with a rich history of working with students since 1988, is well-equipped and experienced to provide an educational environment and an institutional culture that will deliver on three primary outcomes:

- The strategic development of the whole child academically, socially, physically, and spiritually
- The disciplined heart of a servant-leader who is trained and encouraged to disciple others
- Wise stewardship to recognize that God has intended their spiritual gifts to minister and serve all those who cross the path of their lives

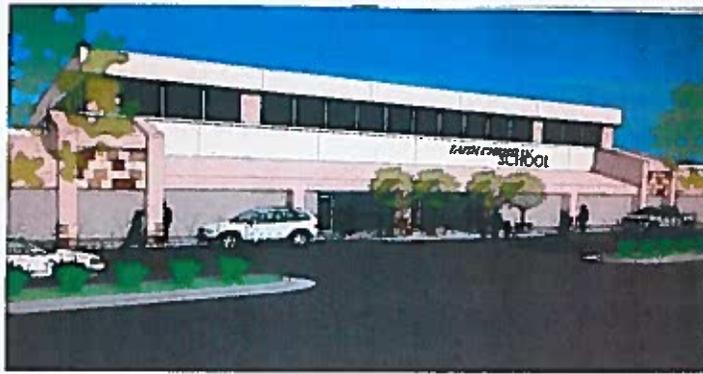
These outcomes, visible in the hundreds of alumni this 26-year-old school has been privileged to serve, demonstrate the school's effectiveness. Faculty and staff work together to teach, train, and equip students to function effectually as Christ-followers in their community. More than 75% of all graduates go on successfully to college and many have pursued advanced degrees in law, medicine, education, and other noteworthy professions. Many are already having an impact on their families and the community.

And while that might be enough for some schools, Faith Christian School is looking strategically to the future to provide an even *Greater Impact*.



 Floor Plan (SOUTH BUILDING) 4/9/12
Faith Christian Ministries, AZ





An Expanded Facility

Faith Christian School has effectively trained students in spite of not having a permanent home throughout its history. Utilizing rented facilities, the school has moved and changed locations six different times in the past 26 years. As a result, enrollment has been modest. In an effort to maintain geographic stability and avoid the ever-changing whims of landlords, the school board has unanimously approved extending an offer to purchase The Red Mountain Professional Plaza at 6335-6343 East Main Street in Mesa for \$2.75 million.

This 66,320 square foot facility on eight acres of prime land, less than two miles from the school's current location provides the opportunity to expand the educational program and influence. In addition to the space required for the school, the facility includes adjacent retail space that will be leased to generate income to offset a significant portion of the school's annual revenue needs.

Since the facility was used for different purposes, renovations will be required to retrofit the facility. It is estimated that the additional cost to complete renovations will be \$1.5 million. The new design will include classroom space for a full K4-12 program, but also other amenities such as a full-size gymnasium, modest library, computer and science labs, vocal and band music rooms, and classroom space for a special needs program. The completed facility, projected to open summer of 2015, will enable the school to maintain a maximum enrollment of 250-300 students on a pristine campus that is convenient for families of the East Valley.

Faith Christian School's board has engaged Building God's Way (BGW), the nation's premier design/build company for Christian schools and churches. BGW is providing leadership to design the school to be an efficient and functional facility that will not only be conducive to learning, but also an appealing and safe school environment for our students, families, and staff.

For more information about how you can partner in this exciting project, please contact the school office.

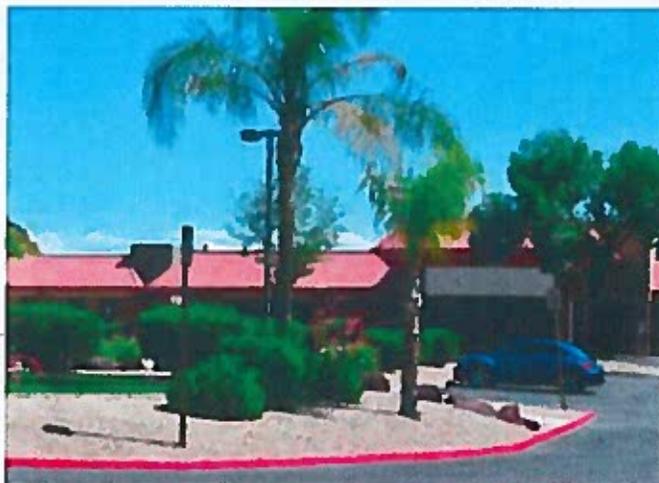


FAITH
CHRISTIAN
SCHOOL

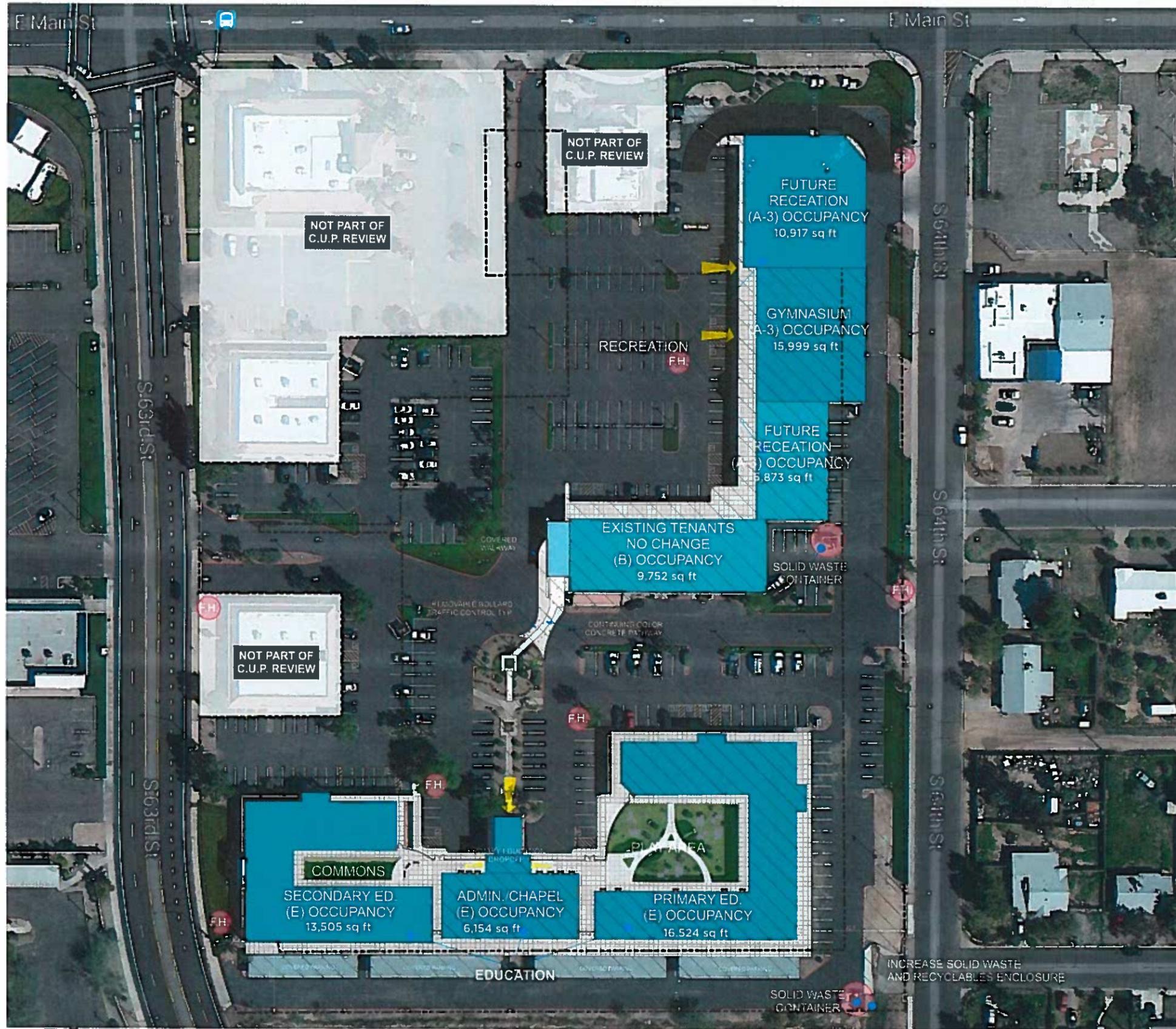
7464 E Main St
Mesa AZ 85207
480-833-1983

www.faith-christian.org

greaterimpact@faith-christian.org



The Campaign for Faith Christian School



Master Plan

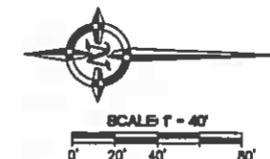
Mesa, AZ

9/25/14

0' 50' 100' 200'



ALTA/ACSM LAND TITLE SURVEY OF LOT 1, ROYAL MALL, ACCORDING TO BOOK 285 OF MAPS, PAGE 12, AND LYING IN THE SOUTHWEST QUARTER OF SECTION 24, T 1 N, R 6 E OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



LEGEND

● - PROPERTY CORNER	⊙ - SEWER CLEANOUT
⊙ - CENTERLINE MONUMENT	⊙ - LIGHT POLE
□ - WATER VALVE	⊙ - UTILITY POLE
⊙ - WATER METER	⊙ - DOWNGUY
⊙ - BACKFLOW PREVENTER	⊙ - DRYWELL
⊙ - FIRE HYDRANT	⊙ - SIGN
⊙ - TELEPHONE JUNCTION BOX	(M) - MEASURED DIMENSION
⊙ - IRRIGATION CONTROL VALVE	(R) - RECORDED DIMENSION
⊙ - GAS VALVE	(C) - CALCULATED DIMENSION
⊙ - ELECTRIC VAULT	--- - EXTERIOR PROPERTY LINE
⊙ - SANITARY SEWER MANHOLE	--- - INTERIOR PROPERTY LINE
	--- - EASEMENT LINE

EASEMENTS:

A.E. - ACCESS EASEMENT
C.E. - COMMUNICATION EASEMENT
D.E. - DRAINAGE EASEMENT
D.T.E. - DITCH EASEMENT
F.L. - FIRELINE EASEMENT
L.E. - LANDSCAPE EASEMENT
N.B.A. - NO-BUILD AREA
P.E. - POWER EASEMENT
P.U.E. - PUBLIC UTILITY EASEMENT
S.E. - SIDEWALK EASEMENT

Ⓢ DENOTES SCHEDULE B ITEM NUMBER

PARCEL INFORMATION:
ADDRESS: 6335 E. MAIN ST.
MESA, AZ 85206
APN: 141-57-087
ZONING: LC
AREA: 343,329 SQ.FT. (7.882 ACRES)
PARKING: (ONSITE) 328 REGULAR, 13 HANDICAP

LEGAL DESCRIPTION:
PARCEL 1, ROYAL MALL, A SUBDIVISION RECORDED IN BOOK 285 OF MAPS, PAGE 12, RECORDS OF MARICOPA COUNTY, ARIZONA.

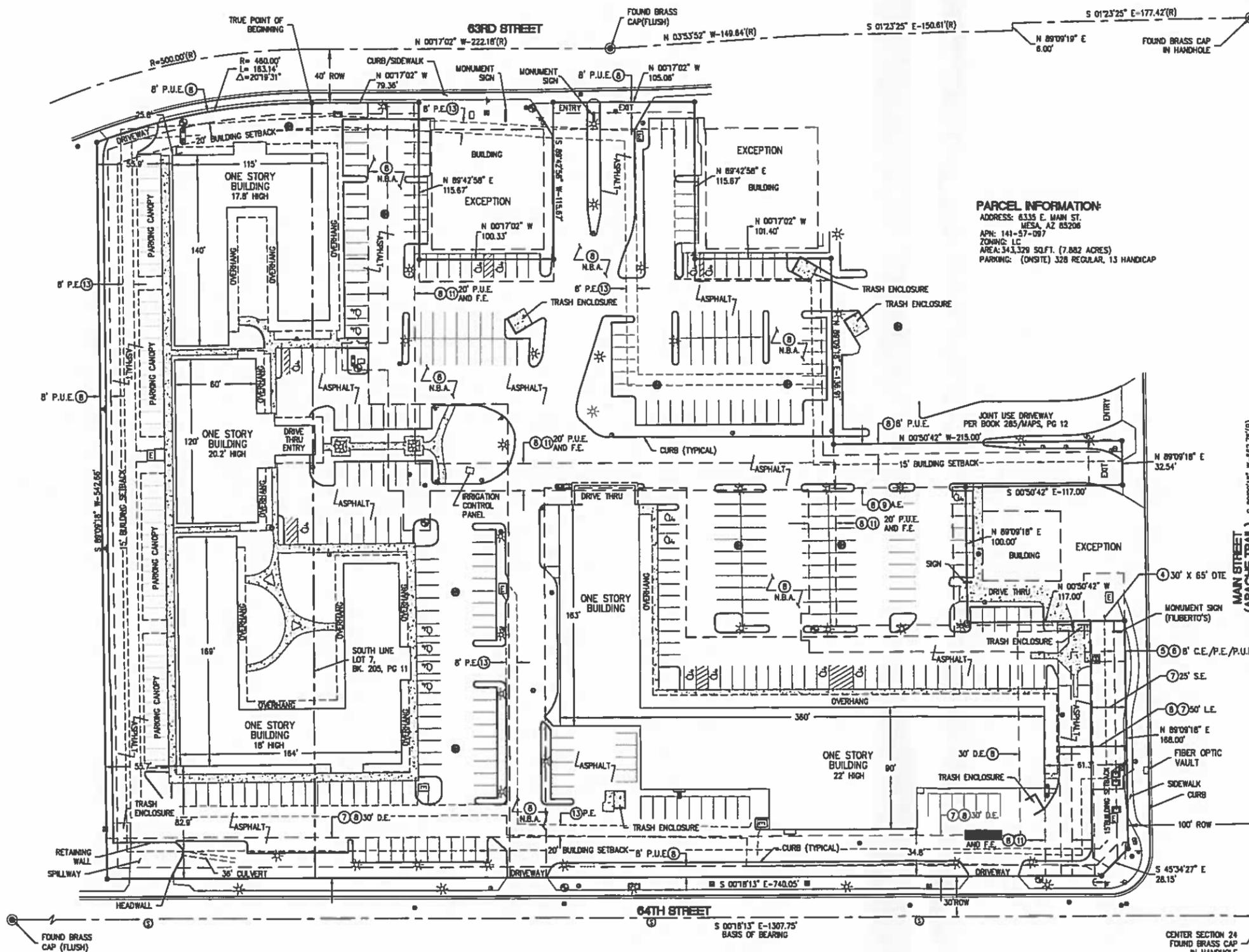
SCHEDULE B NOTES:
ITEMS A, B, 1, 2, 3, 9, 12, 15 AND 16 CONTAIN NO MAPPABLE INFORMATION AND ARE NOT SHOWN.
ITEM 4, A DITCH EASEMENT, IS SHOWN.
ITEM 5, A COMMUNICATION EASEMENT, IS SHOWN.
ITEM 6, A POWER EASEMENT, IS SHOWN.
ITEM 7, EASEMENTS SHOWN ON A PLAT, ARE SHOWN.
ITEM 8, EASEMENTS SHOWN ON A PLAT, ARE SHOWN.
ITEM 10, A TELEPHONE EASEMENT, IS A BLANKET EASEMENT ENCOMPASSING THE ENTIRE SITE.
ITEM 11, A FIRELINE AND PUBLIC UTILITY EASEMENT IS SHOWN.
ITEM 13, A POWER EASEMENT, IS SHOWN.
ITEM 14, A TELECOMMUNICATIONS EASEMENT, IS NOT SHOWN. THERE ARE NO LEGAL DESCRIPTIONS CONTAINED IN THE RECORDED DOCUMENT.

GENERAL NOTES:
1.) BOUNDARY AND EASEMENT INFORMATION TAKEN FROM A TITLE REPORT PROVIDED BY CHICAGO TITLE AGENCY, ORDER NO. C1403731-346-DH, DATED 5 MAY 2014. EXCEPT AS NOTED, SURVEYOR HAS MADE NO INDEPENDENT INVESTIGATION OR SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER MATTER THAT AN ACCURATE AND CURRENT TITLE REPORT MAY DISCLOSE.
2.) DECLARATION IS MADE TO ORIGINAL PURCHASER ONLY. SURVEY IS NOT TRANSFERABLE TO SUBSEQUENT OWNERS OR ADDITIONAL INSTITUTIONS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.
3.) SURVEY IS VALID ONLY IF PRINT BEARS SEAL AND SIGNATURE OF SURVEYOR.
4.) FIELDWORK PERFORMED DURING MARCH 2014.
5.) CONDITIONS SHOWN ARE THOSE THAT EXISTED AT THE TIME OF SURVEY.
6.) PROPERTY MAY BE SUBJECT TO EASEMENTS (RECORDED OR UNRECORDED) NOT KNOWN TO THE SURVEYOR, AND NOT SHOWN HEREON.
7.) SITE SHOWS NO SURFACE EVIDENCE OF EARTHWORK OR DUMPING.
8.) UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE RECORDED AND MEASURED.

SURVEYOR'S CERTIFICATION:
TO: WILSHIRE ENTERPRISES, INC.
FAITH CHRISTIAN SCHOOL, A NON-PROFIT CORPORATION OF THE STATE OF ARIZONA;
CHICAGO TITLE INSURANCE COMPANY;
CHICAGO TITLE AGENCY, INC.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 6A, 6B, 7A, 7C, 8, 9, 11A, 14, 16, 18, 19, AND 20A OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 18 MARCH 2014.

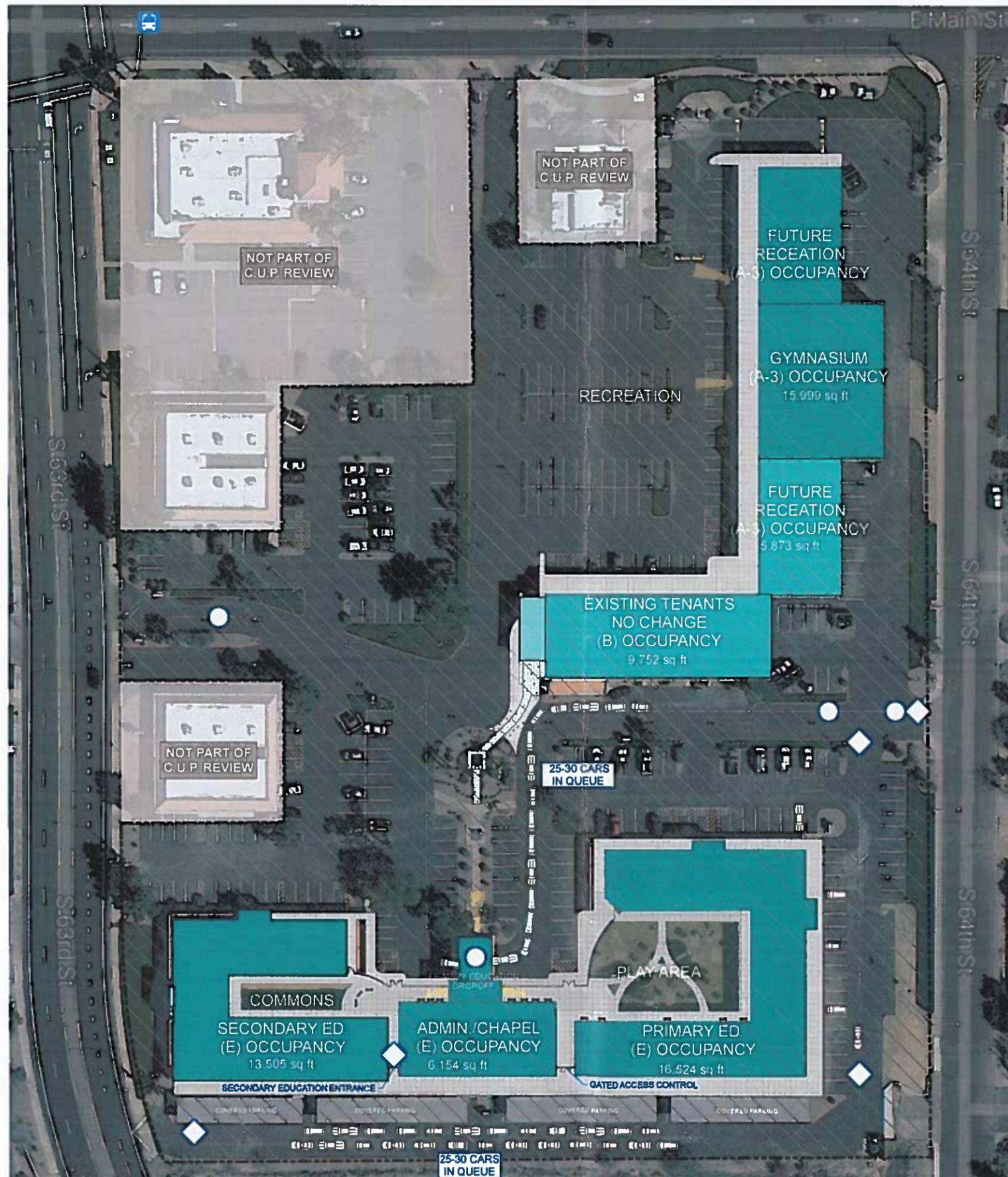
MATTHEW A. GRAHAM
ARIZONA R.L.S. 28724
DATE: 15 MAY 2014



8/4/14

Mesa, AZ

ALTA/ACSM LAND TITLE SURVEY	
RED MOUNTAIN PLAZA	
FOR: WILSHIRE ENTERPRISES	
	
THE GRAHAM COMPANIES 29711 N 147TH ST. SCOTTSDALE, AZ 85262 602.787.0333	
FIELDWORK: MAG DRAWN: MAG CHECKED: MAG PROJECT NO.: 14-208	SHEET 1 OF 1



PARKING:
 STANDARD STALLS REQUIRED: 291
 STANDARD STALLS PROVIDED: 364
 HANDICAP STALLS PROVIDED: 19

SCHOOL DROP-OFF CALCULATIONS	
EXISTING - 100 STUDENTS	PROPOSED - 300 STUDENTS
ELEMENTARY - 45 STUDENTS - 30 CARS DROP OFF - MAX QUEUE DEPTH = 7 CARS	ELEMENTARY - 135 STUDENTS - 90 CARS DROP OFF - MAX QUEUE DEPTH = 21 CARS
JR./SR. HIGH - 55 STUDENTS - 25 CARS DROP OFF - MAX QUEUE DEPTH = 8 CARS	JR./SR. HIGH - 165 STUDENTS - 75 CARS DROP OFF - MAX QUEUE DEPTH = 24 CARS

LEGEND:
 ○ PRIMARY EDUCATION TRAFFIC FLOW
 ◇ SECONDARY EDUCATION TRAFFIC FLOW



Parking & Traffic Plan

Mesa, AZ

8/4/14





Floor Plan - School

Mesa, AZ

8/4/14

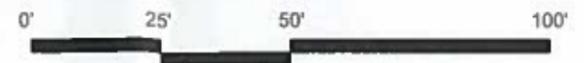




Floor Plan - Gym

Mesa, AZ

8/4/14





3D Exterior Rendering

Mesa, AZ

8/4/14



Citizen Participation Report for Faith Christian School

Case # Z14-047

Date: September 30, 2014

Overview: This report provides results of the implementation of the citizen participation Plan for Faith Christian School. This site is located at 6335 East Main Street on the southeast corner of Main and 63rd Street and is in review for a Council Use Permit for the conversion of an existing shopping center to accommodate a private school. This report provides evidence that citizens, neighbors, public agencies and interested persons have had adequate opportunity to learn about and comment on the proposed plans and actions addressed in the application. Supporting documentation is attached.

Contact:

Dick Buckingham
7464 E Main Street
Mesa, Arizona 85207
(480)833-1983; (480) 325-1096 (FAX)
email: dbuckingham@faith-christian.org

Correspondence and Telephone Calls:

1. Contact with interested parties letter mailed 8/14/2014 to contact list (247): including homes, apartments, businesses, HOAs, and Neighborhood Associations. (see attached example of materials & list)
2. Final letter of notification to property owners in 1000 foot radius of the site prepared for mailing by City of Mesa 10/1/2014.

Results:

There are 247 persons on the contact list as of the date of this Citizen Participation Report. (See Attached)

On August 18th Faith Christian School received a call from Daniel McKinn with Ekmark & Ekmark, an HOA representative. He was inquiring which HOA's were included in the notice he received. We reviewed the list with him.

On August 22nd Faith Christian School received a call from Patti Teats. She called to indicate her support of the project. She lives near 43rd and Tuscany. She was a prior Christian school teacher and is excited for the development of the school at that location.

On September 5th Faith Christian School received a call from Dr. Michael Crockett. His dentist office is in the same center as the proposed school. He is excited about the school location and wants to show support by sponsoring items and events at the school as well as marketing his business with us.

On September 21st a meeting of owners and tenants concerning the sale and Council Use Permit for a school at 6335 E Main St, Mesa, AZ 85206 was held from approximately 2pm-3:30pm. IN ATTENDANCE

Dale Thorson Attorney and owner of 31 S 63rd St Mesa AZ 85206 (480) 641-3000
Karl & Claudia Alder retired CPA -owner of 55 S. 63rd St Mesa AZ (480) 529-4896
Diane Fowler (by phone for about 10 minutes) owner of 6315 E. Main
Dr. Ray Fikes -tenant 6335 E. Main -Prosthetics (480) 220-6130
Dan Cook (by speaker phone the entire meeting) architect for buyer (801) 528-2511
Rex Griswold CPI -Commercial Properties Inc-Commercial Real Estate Agent for buyer (480) 244-7222

Dale Thorson had called this meeting and invited the owners and tenants in response to the Community Outreach letter dated 8-14-14 that was mailed out to owners and tenants affected by the sale and Council Use Permit at 6335 E. Main Mesa Az. 85206. With the architect, Dan Cook on the phone, questions were asked concerning the school parking, number of students and teachers, hours of operation, special needs students, new gymnasium design, fencing, and impact on neighboring buildings as well as traffic flow.

Dr. Ray Fikes was concerned about renewing his lease. However, until the new owners legally own the property, the current owners are in control of his lease.

Dan Cook stated the potential buyers would like to talk to Dr. Ray Fikes if the current owners would allow it (it had been stated that the present owners had previously requested that the present buyer not negotiate with their tenants until the buyer officially owned the site.)

Faith Christian School has scheduled a follow up meeting to address these concerns with the same attendees from the meeting on September 21st. All issues will be addressed and discussed on Friday, October 3, 2014. Therefore all concerns are outstanding at this time.